

**FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING – August 23, 2011
7:30 P.M.**

FINAL AGENDA

1. CALL TO ORDER AND SALUTE TO THE FLAG
2. SUNSHINE STATEMENT
3. ROLL CALL
4. OLD BUSINESS

- A. Application ZB#2011-13 for Effisolar Energy Corporation. Applicant is requesting Amended Preliminary approval to permit phasing and Final Major Site plan approval for proposed Phase 1 for Solar Generation Facility on property located at 1019 Cedar Lane, Florence Township, NJ. Block 163.02, Lot 9 and Block 164.01, Lot 2.01.

John A. Giunco, Esq.

Application received July 11, 2011. Preliminary approval granted July 26, 2011.

Revised plans received August 5, 2011

REPORTS/CORRESPONDENCE

ZB#2011-13A Letter from Maser Consulting dated August 5, 2011 responding to the Board planner's and engineer's review letters.

ZB#2011-13B Decommissioning Plan prepared by Maser Consulting dated August 5, 2011.

ZB#2011-13C Maintenance Plan prepared by Maser Consulting dated August 5, 2011.

ZB#2011-13D Letter from Burlington County Planning Board dated August 2, 2011.

ZB#2011-13E Review letter from Planner Perry dated August 11, 2011.

5. NEW BUSINESS

- A. Application ZB#2011-09 for Silvia Secelean & Ioan Secelean. Applicant is requesting a Use Variance to permit conversion of a detached garage into a one bedroom apartment on property located at 1019 Potts Mill Road, Florence Township, NJ. Block 166, Lot 12.01.

James W. Burns, Esq.

Application received May 12, 2011 and continued at the request of the

Applicant until August 23, 2011.

REPORTS/CORRESPONDENCE

ZB#2011-09A Survey with sketch plan received June 25, 2011.

ZB#2011-09B Review letter from Engineer Guzzi dated August 10, 2011.

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6. MINUTES Minutes from the regular meeting of July 26, 2011.
7. RESOLUTIONS
8. CORRESPONDENCE
 - A. Township of Florence Ordinance No. 2011-09. An Ordinance of the Township of Florence amending Chapter 91 to provide for temporary inflatable pools on residential single family properties in the R, RA, RB, RC and AGR zones.
9. VOUCHERS
10. OTHER BUSINESS
11. PUBLIC COMMENTS
12. ADJOURNMENT